113.0	0004	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	619,100 / 619,100
					USE VALUE:	619,100 / 619,100
					ASSESSED:	619,100 / 619,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ACKER DANIEL & MEERA		
Owner 2:			
Owner 3:			
Street 1:	10 HUNTINGTON RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	GRIMSTER NEIL P & -
Owner 2:	CULYBA ELIZABETH K -
Street 1:	10 HUNTINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,425 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Asbestos Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4425.000	232,200		386,900	619,100
Total Card	0.102	232,200		386,900	619,100
Total Parcel	0.102	232,200		386,900	619,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.67 | /Parcel: 483.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72405
GIS Ref	
GIS Ref	
Insp Date	10/04/18

!8795!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0004-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,500	0	4,425.	386,900	619,400	619,400	Year End Roll	12/18/2019
2019	101	FV	197,000	0	4,425.	381,400	578,400	578,400	Year End Roll	1/3/2019
2018	101	FV	203,000	0	4,425.	293,000	496,000	496,000	Year End Roll	12/20/2017
2017	101	FV	203,000	0	4,425.	276,400	479,400	479,400	Year End Roll	1/3/2017
2016	101	FV	203,000	0	4,425.	254,300	457,300	457,300	Year End	1/4/2016
2015	101	FV	192,100	0	4,425.	237,700	429,800	429,800	Year End Roll	12/11/2014
2014	101	FV	186,600	0	4,425.	218,900	405,500	405,500	Year End Roll	12/16/2013
2013	101	FV	186,600	0	4,425.	218,900	405,500	405,500		12/13/2012

PRINT

Date	Time
12/10/20	23:20:22

LAST REV

Date	Time
10/28/20	14:51:20
danam	
8795	

USER DEFINED

Prior Id # 1:	72405
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRIMSTER NEIL P	1551-32	1	10/28/2019		750,000	No	No		
MOORE FRANCIS J	1432-93		4/5/2013		465,000	No	No		
MOORE FRANCIS J	1413-102		3/29/2012	Convenience	1	No	No		Francis J. Moore d.o.d. 3/26/2012.
MOORE FRANCIS J	1413-101		3/29/2012	Convenience	1	No	No		
MOORE FRANCIS J	1075-19		10/26/1990	Convenience	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	927	New Wind	21,900	C				
8/25/2016	2184	Wood Dec	22,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	Inspected	CC	Chris C
9/7/2018	MEAS&NOTICE	CC	Chris C
2/27/2009	Measured	372	PATRIOT
4/7/2000	Inspected	264	PATRIOT
2/7/2000	Measured	263	PATRIOT
9/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4425		Sq. Ft.	Site		0	70.	1.25	6									386,924						386,900	

Total AC/HA:	0.10158	Total SF/SM:	4425	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	386,924	Spl Credit		Total:	386,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.93109500
Adj $ / SQ:	157.122
Other Features:	78950
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315467
Depreciation:	83283
Depreciated Total:	232184

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

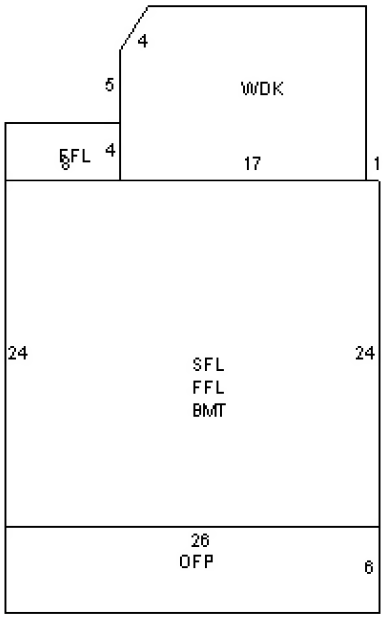
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	157.12
Special Features:	0	Val/Su Net:	102.70
Final Total:	232200	Val/Su SzAd	181.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	656	157.120	103,072
BMT	Basement	624	47.140	29,413
SFL	Second Floor	624	157.120	98,044
WDK	Deck	201	10.220	2,054
OFP	Open Porch	156	25.210	3,933

Net Sketched Area:	2,261			Total:	236,516
Size Ad	1280	Gross Are	2261	FinArea	1280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc